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## **EXHIBIT 3 - STAFF REPORT**

**DATE:** March 16, 2017  
**TO:** Planning Commissioners  
**FROM:** Chuck Darnell, Associate Planner  
**SUBJECT:** G 1-17 - Landscape and Tree Zoning Text Amendments

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### **Report in Brief:**

This is a public hearing to review and consider proposed amendments to the Landscaping (Chapter 17.57) and Trees (Chapter 17.58) chapters of the McMinnville Zoning Ordinance (Ord. 3380).

### **Background:**

The Landscaping chapter (Chapter 17.57) of the McMinnville Zoning Ordinance establishes the regulations for landscaping of particular properties within the city including the process of review by the Landscape Review Committee, and the criteria that are used to review landscaping plans. The chapter also establishes which districts and uses are required to have landscaping, and how much of a site must be landscaped.

The Trees chapter (Chapter 17.58) of the McMinnville Zoning Ordinance establishes regulations for tree removal and installation of street trees, as well as the review processes and review criteria for each. Regulations related to the protection of trees are also included in this chapter as well as situations in which street tree planting is required, and the street tree standards that must be followed when planting and maintaining street trees.

### **Discussion:**

The Planning Commission's responsibility regarding this type of legislative request is to conduct a public hearing and, at its conclusion, render a decision to recommend approval of the zoning text amendments as recommended, or as amended, to the City Council, or deny the proposed zoning text amendments.

The McMinnville Landscape Review Committee began discussing the existing Landscaping and Trees chapters of the McMinnville Zoning Ordinance in 2016. The discussions focused on reviewing the existing text and identifying areas that were in need of updates, as the chapters had not been updated in many years. The Landscape Review Committee discussed the existing chapters at their October 6, 2016 regular meeting, and then began to consider amendments at their November 16, 2016 regular meeting. Based on conversations and recommendations from those meetings, staff developed draft zoning text amendments, and the Landscape Review Committee reviewed those at their January 18, 2017 regular meeting. The Landscape Review Committee, after final discussion, recommended that staff advance the proposed zoning text amendments, which have been endorsed by the Landscape Review Committee, for review and consideration by the Planning Commission.

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*Attachments: Decision, Conditions of Approval, Findings of Fact and Conclusionary Findings for the Approval of Legislative Amendments to Chapter 17.57 (Landscaping) and Chapter 17.58 (Trees) of the McMinnville Zoning Ordinance*

The main topics that are proposed to be amended in the Landscaping and Trees chapters include the following:

- Purpose and intent of the Landscaping chapter
- Refinements to the review processes for landscape plans, street tree plans, and tree removal requests
- Requirements for maintaining approved landscape plans and street tree plans
- Relocation of Landscape Review Committee bylaws from Zoning Ordinance to City Code
- Situations when street tree standards and removal processes are applicable
- Requirements for planting and replacing street trees
- Ability to update street tree planting standards and approved street tree list

The Planning Commission discussed the amendments proposed by the Landscape Review Committee during a work session discussion on February 16, 2017. Commissioners provided comments and questions to staff related to the inspection of landscaping after installation, the penalties for the removal of trees, requirements for street tree replacement, and pruning of trees. Staff has thoroughly reviewed the regulations related to those topics, and believes that the existing ordinance language and the proposed amendments address the issues and questions discussed at the work session meeting.

The Planning Commission also discussed the potential for providing notification to surrounding property owners when a street tree removal request is submitted to the City. Currently, there is no property owner notification required for the review of street tree removal requests.

After reviewing the applicable review criteria that must be satisfied to allow for the removal of a street tree, staff is suggesting that the City continue to process street tree removal requests without property owner notification for the following reasons including the criteria (listed in Section 17.58.050) that must be satisfied as follows:

- A. The tree is unsafe, dead, or diseased as determined by a Certified Arborist. Verification of tree health may be required, at the expense of the applicant, by a Certified Arborist acceptable to the City.
- B. The tree is in conflict with public improvements.
- C. The proposed removal or pruning is part of an approved development project, a public improvement project where no alternative is available, or is part of a street tree improvement program.
- D. A street tree within the downtown tree zone may also be removed if the Planning Director determines that the tree is causing repeated and excessive damage to sidewalks or other public or private improvements or structures.

Those review criteria are measurable and generally there is not much discretion in determining whether a particular request meets the criteria. The Landscape Review Committee reviews all requests for street tree removals, except in the instance of a hazardous tree posing imminent danger to the public or any private property owner, or if the tree is impacting public infrastructure that the adjacent property owner is not responsible for. If a request is ever questionable, staff requires that an arborist's report be submitted along with the application, which provides a professional assessment of whether a tree is damaged, diseased, or required to be removed. Also, it is always the intent of the Landscape Review Committee to require that a replacement tree be installed if an existing street tree needs to be removed. This practice results in no loss in the number of trees located in the public right-of-way.

An additional consideration in street tree removal requests is that, much like sidewalk maintenance, the care and preservation of street trees are the responsibility of the adjacent property owner. That results in the adjacent property owner being liable for any damage or injury that a jeopardized street tree may cause. For that reason, if a property owner is attempting to resolve an identified safety concern, such

as an unsafe, dead, or diseased tree, a tree that is impacting public improvements, or a tree that is creating accessibility and mobility issues, staff believes that the property owner should have the ability to move forward with a tree removal as simply as possible. Staff believes that the existing review by the Landscape Review Committee, along with the need for an arborist report and Planning and Public Works department staff reviewing the request, ensures that trees are not removed unless they meet the necessary review criteria. Introducing a public notification process could potentially lengthen the timeframe for which a tree removal request is processed and thereby continue to serve as a public safety hazard and place additional risk and liability on the property owner requesting to remove the tree. Staff feels that this would not be in the best interest of the City or individual property owners.

Draft versions of the chapters, showing proposed amendments and deletions of existing text, are attached to this staff report. Text proposed to be added is shown in **bold underlined** font while text proposed to be removed is shown in ~~strikeout~~ font. The specific amendments that are being proposed are as follows:

### Chapter 17.57 - Landscaping

#### 1) Section 17.57.010:

##### Existing Language:

The purpose and intent of this chapter is to enhance the appearance of the city by encouraging quality landscaping which will benefit and protect the health, safety, and welfare of the general public. By relating all the requirements of the zoning ordinance to the project in one review procedure, the review will assist the developer in integrating the uses of the property with the landscaping, will relate the project to surrounding property uses in existence or projected, and will attempt to minimize project costs. [...]

##### Suggested Amendment:

~~17.57.010 Purpose and intent. The purpose and intent of this chapter is to enhance the appearance of the city by encouraging quality landscaping which will benefit and protect the health, safety, and welfare of the general public. By relating all the requirements of the zoning ordinance to the project in one review procedure, the review will assist the developer in integrating the uses of the property with the landscaping, will relate the project to surrounding property uses in existence or projected, and will attempt to minimize project costs.~~ **The purpose and intent of this Chapter is to encourage and, where appropriate, require the use of landscape elements, particularly plant materials, in proposed developments in an organized and harmonious manner that will enhance, protect and promote the economic, ecological and aesthetic environment of McMinnville. Landscaping is considered by McMinnville to be an integral part of a complete comprehensive development plan. The City recognizes the value of landscaping in achieving the following objectives:**

- A. **Promote McMinnville as a community that cares about its appearance.**
- B. **Promote the enhancement of its urban forest and tree canopy.**
- C. **Encourage the preservation of existing trees.**
- D. **Establish and enhance a pleasant visual character and structure to the built environment that is sensitive to safety and aesthetic issues.**
- E. **Promote compatibility between land uses by reducing the visual noise and lighting impacts of specific developments on users of the site and abutting properties.**
- F. **Unify development and enhance and define public and private places.**
- G. **Provide guidelines and standards that will:**
  - a. **Reduce soil erosion and the volume and rate of discharge of storm water runoff.**

- b. Aid in energy conservation by shading structures from energy losses caused by weather and wind.
- c. Mitigate the loss of natural resources.
- d. Provide parking lot landscaping to reduce the harmful effects of heat, noise and glare associated with motor vehicle use.
- e. Provide for the creation of safe, attractively landscaped areas adjacent to public streets.
- f. Require the planting of street trees along the City's rights-of-way.
- g. Provide visual screens and buffers that mitigate the impact of conflicting land uses to preserve the appearance, character and value of existing neighborhoods.
- h. Provide shade, and seasonal color.
- i. Reduce glare, noise and heat.

It is further recognized that good landscaping increases property values, attracts potential residents and businesses to McMinnville, and creates safer, more pleasant living and working environments for all residents and visitors to the city.

The guidelines and standards contained in this chapter serve to help McMinnville realize the objectives noted above. These guidelines and standards are intended as minimum standards for landscape treatment. Owners and developers are encouraged to exceed these in seeking more creative solutions both for the enhanced value of their land and for the collective health and enjoyment of all citizens of McMinnville. The landscaping provisions in Section 17.57.050 are in addition to all other provisions of the zoning ordinance which relate to property boundaries, dimensions, setback, vehicle access points, parking provisions and traffic patterns. The landscaping objectives shall also seek to accomplish the purposes set forth in Section 17.03.020.

Reasoning for Amendment: The more comprehensive purpose and intent statement proposed will provide a framework and objectives for the City of McMinnville to follow in the administration of the landscaping program. The Landscape Review Committee can use the purpose and intent statements when considering individual landscape plans to ensure that they are achieving the broad goals of the City in terms of landscaping.

2) Section 17.57.030(B):

Existing Language:

- B. Landscaping review shall occur within ten working days of submission of the plans. The applicant shall be notified of the time and place of the review and is encouraged to be present, although his presence shall not be necessary for action to be taken on the plans. A failure to review within ten working days shall be considered as approval of the plan;

Suggested Amendment:

- B. Landscaping review shall occur within ~~ten~~ **30 (thirty)** working days of submission of the plans. The applicant shall be notified of the time and place of the review and is encouraged to be present, although his presence shall not be necessary for action to be taken on the plans. A failure to review within ~~ten~~ **30 (thirty)** working days shall be considered as approval of the plan;

Reasoning for Amendment: Review period changed from ten (10) working days to 30 (thirty) calendar days, to more accurately reflect existing practice and provide for sufficient staff time to thoroughly review plans. The language will require that review take place within 30 (thirty) days, which will provide flexibility for the Landscape Review Committee to meet earlier to review a plan if necessary.

## 3) Section 17.57.030(D-E):

Existing Language:

- D. Occupancy permits may be issued prior to the complete installation of all required landscaping if security equal to 120 percent of the cost of landscaping, as determined by the Planning Director (or Director of Parks and Recreation) is filed with the City assuring such installation within a time specified by the Planning Director, but not to exceed six months after occupancy. [...]
- E. All completed landscape projects shall be inspected by the Director of Parks and Recreation [...].

Suggested Amendment:

- D. Occupancy permits may be issued prior to the complete installation of all required landscaping if security equal to 120 percent of the cost of landscaping, as determined by the Planning Director (~~or Director of Parks and Recreation~~) is filed with the City assuring such installation within a time specified by the Planning Director, but not to exceed six months after occupancy. [...]
- E. All completed landscape projects shall be inspected by the ~~Director of Parks and Recreation~~ **Planning Director or their designee**. Said projects shall be found to be in compliance with the approved plans prior to the issuance of an occupancy certificate for the structure, or prior to any security or portion thereof being refunded to the applicant. Minor changes in the landscape plan shall be allowed, **as determined by the Planning Director or their designee**, as long as they do not alter the character and aesthetics of the original plan.

Reasoning for Amendment: This language already existed, but as amended would clearly allow for staff to make the determination of whether minor changes in landscaping were acceptable when completing their landscaping inspections.

## 4) Section 17.57.040(F)

Existing Language: Section 17.57.040 lists the information that must be included on submitted landscape plans.

Suggested Amendment: The Landscape Review Committee is suggesting that additional information be required to be included on submitted landscape plans, which will be **inserted** as F, and existing F will become G:

- F. The location of watering facilities or irrigation systems, or construction notes on the landscape plan detailing the type of watering facilities or irrigation systems that will be installed;**

Reasoning for Amendment: Irrigation or watering facilities are a requirement for landscaped areas, and having this listed in the information that must be included on plans will ensure that applicants are aware of that up front.

## 5) Section 17.57.050(C):

Existing Language:

- C. All landscaping approved through the Landscape Review Committee shall be continually maintained, including necessary watering, weeding, pruning, mowing, and replacement.

Suggested Amendment:

- C. All landscaping approved through the Landscape Review Committee shall be continually maintained, including necessary watering, weeding, pruning, mowing, and replacement. **Minor changes in the landscape plan, such as like-for-like replacement of plants, shall be allowed, as long as they do not alter the character and aesthetics of the original plan. It shall be the Planning Director's decision as to what constitutes a major or minor change. Major changes to the landscape plan shall be reviewed and approved by the Landscape Review Committee.**

Reasoning for Amendment: The amendment will allow for the Planning Director and staff to allow for minor changes to occur without requiring a new review by the Landscape Review Committee. Considering that landscaping is an evolving feature of a site and may need to be replaced or updated periodically, the proposed amendments allow for that to occur. Staff will now have discretion in allowing for minor changes, as long as the character and aesthetics of the landscape plan are not being altered and the changes result in like-for-like replacements.

6) Section 17.57.080:

Existing Language:

Currently states that Landscape Review Committee "shall consist of three members and two alternate members". It goes on to state that only regular committee members may vote, and that alternate members can only vote in the absence of regular committee members.

Suggested Amendment:

The City will be removing Section 17.57.080 (Plan review committee) in its entirety from the zoning ordinance and then adopting the Landscape Review Committee bylaws as a section of the City Code relating to all city commissions and committees. The Landscape Review Committee would become a committee with 5 (five) regular members and a majority of active members would constitute a quorum. Committee members would still serve three (3) year terms, as they currently do today. A draft version of the City Code language that the City is proposing is attached for your review.

Reasoning for Amendment: The City will be formalizing the bylaws for all City committees, and will consolidate those bylaws into one section in the City Code for consistency.

## Chapter 17.58 - Trees

1) Section 17.58.020:

Existing Language: Section 17.58.020 defines the types of trees that are applicable to the requirements of the Trees chapter of the zoning ordinance.

Suggested Amendment:

**17.58.020 Applicability.** The provisions of this ordinance shall apply to:

- A. Individual significant or historic trees as defined in this ordinance.
- B. **All trees or street trees planted within any public property or public right-of-way in accordance with an approved street tree plan or landscape plan;**
- C. All trees ~~planted in or upon~~ **with trunks located completely or partially within** any public area or right-of-way;
- D. All trees ~~planted in or upon~~ **with trunks located completely within** any private property which directly affect public infrastructure including but not limited to sewers, water mains, sidewalks, streets, public property, or clear vision distances at street intersections;
- E. All trees on developable land and subject to or undergoing development review such as site plan review, tentative subdivision review, or partition review;

Reasoning for Amendment: The existing language is somewhat vague on when a tree is located in the right-of-way, which has led to some difficulty in consistently interpreting the ordinance language. The proposed amendment would clearly identify when the provisions of the Trees chapter are applicable. The proposed amendment is consistent with past practice, as the City has treated trees located partially within the right-of-way as street trees in the past.

2) Section 17.58.040(A):

Existing Language:

- A. [...] Requests for tree removal or pruning of trees outside of the downtown tree zone shall be forwarded to the McMinnville Landscape Review Committee for a decision within fifteen days of submittal. [...]

Suggested Amendment:

- A. The removal or major pruning of a tree, **as defined in Section 17.58.020,** ~~within the public right-of-way~~ shall require City approval, unless specifically designated as exempt by this ordinance. Persons wishing to remove or prune such trees shall file an application for a permit with the McMinnville Planning Department. The applicant shall include information describing the location, type, and size of the subject tree or trees, ~~and~~ the reasons for the desired action, **and the costs associated with tree removal, replacement, and repair of any other public infrastructure impacted by the tree removal.** Requests for tree removal or pruning of trees outside of the downtown tree zone shall be forwarded to the McMinnville Landscape Review Committee for a decision within ~~fifteen~~ **30 (thirty)** days of submittal. Requests for tree removal within the downtown ~~tree zone~~ **area** shall be submitted to the McMinnville Planning Department. Such requests shall be acted upon as soon as practicable, with consideration given to public safety, value of the tree to the public, and work schedules. The Planning Director or his designee should attempt to make decisions on such requests within five calendar days of submittal. The Landscape Review Committee or Planning ~~Director~~ **Director**, as appropriate, may approve, approve with conditions, or deny the request based on the criteria stated in Section 17.58.050. A decision of the committee or Director may be appealed to the Planning Commission if notice of intent to appeal is filed with the Planning Department within ~~five~~ **15 (fifteen)** days of the committee's or Director's decision. A decision made by the Planning Director in response to a request to remove an unsafe tree, or a tree causing repeated and excessive damage to sidewalks or other public or private improvements or structures shall be final, unless appealed by the applicant; no other party shall have standing to appeal.

Reasoning for Amendment: Review period changed from fifteen (15) days to 30 (thirty) calendar days, to more accurately reflect existing practice and provide for sufficient staff time to thoroughly review plans. The language will require that review take place within 30 (thirty) days, which will provide

flexibility for the Landscape Review Committee to meet earlier to review a request if necessary. The requirement for the applicant to provide the costs associated with the removal and replacement of a tree has been added to ensure that property owners are aware of the costs associated with their requests up front. Knowing this information up front may reduce the number of trees that are removed and then not replaced.

3) Section 17.58.040(D):

Existing Language:

- D. Approval of a request to remove a tree may be conditioned upon replacement of the tree with another tree approved by the city, or a requirement to pay to the city an amount sufficient to fund the planting and establishment by the city of a tree, or trees, of similar value. [...]

Suggested Amendment: Add the following statement:

- D. Approval of a request to remove a tree may be conditioned upon replacement of the tree with another tree approved by the city, or a requirement to pay to the city an amount sufficient to fund the planting and establishment by the city of a tree, or trees, of similar value. The value of the existing tree to be removed shall be calculated using the methods set forth in the edition then in effect of the "Guide for Plant Appraisal" published by the International Society of Arboriculture Council of Tree Landscape Appraisers. **Every attempt should be made to plant replacement trees in the same general location as the tree being removed. In the event that a replacement tree cannot be planted in the same general location, a condition of approval may be required to allow for the replacement tree to be planted in another location in the City as part of the City's annual tree planting program.**

Reasoning for Amendment: Oftentimes, a tree is removed because it is causing damage to adjacent public infrastructure, and a replacement tree in the exact same location would either continue to cause the same issues or may not actually meet the current required setbacks from certain infrastructure. In those cases, the Committee will have the ability to require a replacement tree to be planted in another location that does meet all necessary setback and spacing requirements.

4) Section 17.58.040(F):

Suggested Amendment: Insert the following standard as F, existing standards F – I become standards G – J:

- F. The applicant shall complete the tree removal, and tree replacement if required, within six months of receiving notification of the Landscape Review Committee's decision.**

Reasoning for Amendment: The Landscape Review Committee, when approving a tree removal, has normally provided a timeframe for the removal to be completed. The proposed amendment would formalize that timeframe for removal as six months.

5) Section 17.58.040(H):

Existing Language:

- H. Specific design drawings and specifications shall be developed for the planting of street trees within the downtown tree zone, and shall be made readily available to all property owners undertaking sidewalk construction, reconstruction or modifications. Such design specifications may include tree root barriers, watering tubes or structures, and removable pavers, and shall graphically describe the proper method for planting trees within the downtown tree zone to minimize the potential for sidewalk / tree root conflict.

Suggested Amendment:

- H. ~~Specific design drawings and specifications shall be developed for the planting of street trees within the downtown tree zone, and shall be made readily available to all property owners undertaking sidewalk construction, reconstruction or modifications.~~ **The planting of street trees shall be subject to the design drawings and specifications developed by the City in May 2014. Specific design drawings and specifications have been developed for trees within the downtown tree zone and for street trees outside the downtown tree zone.** Such design specifications may **be periodically updated by the City to** include **specifications such as** tree root barriers, watering tubes or structures, **tree grates,** and removable pavers, and shall graphically describe the proper method for planting trees within the downtown tree zone to minimize the potential for sidewalk / tree root conflict.

Reasoning for Amendment: The ordinance will now specifically reference the design drawings and specifications that are used by the City and have been, since they were adopted in May 2014, shared with property owners completing a tree replacement. The proposed amendment will allow for new specifications to supersede the existing specifications, should the City ever update them or adopt new standards.

6) Section 17.58.050:

Existing Language: This section defines the review criteria that are required to be met to allow for major pruning or tree removal.

Suggested Amendment: Insert the following statement:

- A. The tree is unsafe, dead, or diseased as determined by a Certified Arborist. ~~Verification of tree health may be required, at the expense of the applicant, by a Certified Arborist acceptable to the City.~~
- B. The tree is in conflict with public improvements.
- C. The proposed removal or pruning is part of an approved development project, a public improvement project where no alternative is available, or is part of a street tree improvement program.
- D. A street tree within the downtown tree zone may also be removed if the Planning Director determines that the tree is causing repeated and excessive damage to sidewalks or other public or private improvements or structures. (Ord. 4816 §2, 2004; Ord. 4654B §1, 1997).
- E. **Verification of tree health or a tree's impacts on infrastructure may be required, at the expense of the applicant, by a Certified Arborist acceptable to the City.**

Reasoning for Amendment: The proposed amendment would allow for the City to require an arborist's report for verification of either tree health or a tree's impacts to public or private infrastructure. The existing language only allows for the City to require an arborist's report and professional opinion on tree health. If a tree removal request based on infrastructure impacts is ever questionable, the City would have the ability to request an arborist's report for additional evidence to support removal.

7) Section 17.58.060(B):

Existing Language: This section explains situations which allow for an exemption from a permit to remove or prune trees.

Suggested Amendment: **Insert** the following exemption as B, existing exemptions B and C become C and D:

- B. Tree Impacting Public Infrastructure – If a tree is causing damage to or impacting public infrastructure that the adjacent property owner is not responsible for repairing, such as pedestrian ramps, utility vaults, or public storm or sanitary sewer lines, the tree removal may be approved by the Planning Director or their designee. The removal shall be in accordance with International Society of Arboriculture (ISA) standards. In the event that a replacement tree cannot be planted in the same general location as the tree removed, the replacement tree may be planted in another location in the City as part of the City’s annual tree planting program.**

Reasoning for Amendment: This exemption will allow for the City to remove a street tree if it is causing damage to public infrastructure that the adjacent property owner is not responsible for. This more accurately reflects existing practice, and allows for the City to efficiently handle situations in which trees are causing damage to public infrastructure.

8) Section 17.58.090(A):

Existing Language:

- A. The species of the street trees to be planted shall be chosen from the approved street tree list unless approval of another species is given by the McMinnville Landscape Review Committee.

Suggested Amendment:

- A. The species of the street trees to be planted shall be chosen from the ~~approved street tree list~~ **McMinnville Street Tree List, as approved by Resolution 2016-22**, unless approval of another species is given by the McMinnville Landscape Review Committee. **The Landscape Review Committee may periodically update the McMinnville Street Tree List as necessary to reflect current arborist practices and industry standards.**

Reasoning for Amendment: The proposed amendment specifically references the existing Street Tree List and the resolution that approved it. This also allows for the McMinnville Street Tree List to be updated, as the landscaping and arborist industry is continually changing. This will allow for the City to respond those industry changes, which could include the introduction of new successful tree species, strategies for combating invasive species or new tree diseases, and changes in the range of certain species based on fluctuations in weather and climate.

9) Section 17.58.090(D):

Existing Language: This standard is related to the minimum planting strips required for certain types of roadways.

Suggested Amendment:

- D. When located adjacent to a local residential street or minor collector street, street trees shall be planted within a curbside landscape strip measuring a minimum of three (3) feet in width.

Street trees adjacent to major collector streets or arterial streets shall be placed a minimum of four (4) feet from the back edge of the sidewalk. In no case shall a tree be planted closer than two and one-half (2 1/2) feet from the face of a curb. **These standards may be superseded by design drawings and specifications as periodically developed and adopted by the City.**

Reasoning for Amendment: The proposed amendment will allow for new specifications to supersede the existing specifications, should the City ever update them or adopt new standards.

10) Section 17.58.090(G):

Existing Language:

- G. Sidewalk cuts in concrete for tree planting shall be a minimum of four feet by six feet, with the long dimension parallel to the curb, and if located within the downtown tree zone shall follow the design drawing, or modified design, approved by the Planning Director.

Suggested Amendment:

- G. Sidewalk cuts in concrete for tree planting shall be a minimum of four feet by six feet, with the long dimension parallel to the curb, and if located within the downtown tree zone shall follow the design drawing, ~~or modified design, approved by the Planning Director~~ **or updated design drawings and specifications as periodically developed and adopted by the City.**

Reasoning for Amendment: The proposed amendment will allow for new specifications to supersede the existing specifications, should the City ever update them or adopt new standards.

11) Section 17.58.120:

Existing Language:

- A. Street trees shall be continually maintained, including necessary watering, weeding, pruning and replacement, by the developer or property owner for one full growing season following planting, or as may be required by the City.

Suggested Amendment: Keep the existing language, but add the following as an additional provision:

- B. **Street tree plans, or landscape plans including street trees, shall be maintained in perpetuity. In the event that a street tree must be replaced, the adjacent property owner or developer shall plant a replacement tree of a species from the approved street tree or landscape plan.**

Reasoning for Amendment: The intent of a street tree plan or landscape plan is that the trees included in that plan be continually maintained. This amendment will ensure that street trees are maintained in perpetuity, which better aligns with the purpose of the Trees chapter. Specifically, the purpose statement refers to the City establishing and maintaining the maximum amount of tree cover on public and private lands in the city, and also to provide tree-lined streets throughout the city.

There are a number of Comprehensive Plan policies related to landscaping and street trees. Those policies, as well as staff's findings of whether the proposed amendments meet the goals and policies are identified in the attachment to this staff report, "Decision, Conditions of Approval, Findings of Fact

and Conclusionary Findings for the Approval of Legislative Amendments to Chapter 17.57 (Landscaping) and Chapter 17.58 (Trees) of the McMinnville Zoning Ordinance.”

**Fiscal Impact:**

None.

**Commission Options:**

- 1) Close the public hearing and **APPROVE** the application, per the decision document provided which includes the findings of fact.
- 2) **CONTINUE** the public hearing to a specific date and time.
- 3) Close the public hearing, but **KEEP THE RECORD OPEN** for the receipt of additional written testimony until a specific date and time.
- 4) Close the public hearing and **DENY** the application, providing findings of fact for the denial in the motion to deny.

**Recommendation/Suggested Motion:**

The Planning Department recommends that the Commission make the following motion recommending approval of G 1-17 to the City Council:

**THAT BASED ON THE FINDINGS OF FACT, THE CONCLUSIONARY FINDINGS FOR APPROVAL, AND THE MATERIALS SUBMITTED BY THE CITY OF McMINNVILLE, THE PLANNING COMMISSION RECOMMENDS THAT THE CITY COUNCIL APPROVE G 1-17 AND THE ZONING TEXT AMMENDMENTS AS RECOMMENDED BY STAFF.**

CD